

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA - REVISED

**THE BEAVERTON BUILDING
COUNCIL CHAMBERS
12725 SW MILLIKAN WAY
BEAVERTON, OR 97076**

DECEMBER 3, 2014

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATIONS

OLD BUSINESS:

CONTINUANCES:

1. **South Cooper Mountain Community Plan – CPA2014-0011, CPA2014-0012, TA2014-0002. (Continued from November 5, 2014)**

The City of Beaverton proposes adoption of the South Cooper Mountain Community Plan for the South Cooper Mountain Annexation Area through amendments to the Comprehensive Plan for the City of Beaverton and the Development Code of the City of Beaverton. The specific amendments include: Comprehensive Plan Land Use Map Amendment (CPA 2014-0012) -The proposal includes replace existing rural Washington County land use districts with City of Beaverton urban land use designations. Proposed land use densities will range from 6 units per acre to 43 units per acre with the higher densities closer to SW Scholls Ferry Road. Comprehensive Plan Text Amendment (CPA2014-0011) - The proposal includes adding the Community Plan to the Comprehensive Plan and modifying the Comprehensive Plan respective of policies needed to knit the Community Plan into existing portions of the Comprehensive Plan. Amendments may effect Volume I, Chapters: 3 Land Use, 4 Housing, 5 Public Facilities and Services, 6 Transportation, 7 Natural, Cultural, Historic, Scenic, Energy and Groundwater, Resources, and 8 Environmental Quality and Safety; Volume II Background and Supporting Documents; Volume III Statewide Planning Goal 5 Resource Inventory Documents; Volume IV Transportation System Plan; and Volume V Community Plans. Development Code Text Amendments (TA2014-0002) - The proposal includes modifying the Development Code respective of regulations to implement the Community Plan through development review. Amendments may effect Chapters: 20 Land Use; 40 Applications; 60 Special Requirements; 90 Definitions - The proposed community plan has been prepared pursuant to the urbanization requirements of Metro Code.

Agenda items will not necessarily be heard in the order presented above.

Information regarding the above agenda items, including staff reports, is available on the City Web site at http://apps.beavertonoregon.gov/DevelopmentProjects/full_list.aspx. Please note that information on long-range projects and city-wide proposals is listed at the bottom of the web page, or can be accessed using the link to "City-wide Projects."

NEW BUSINESS:

PUBLIC HEARING:

2. South Cooper Mountain High School Zoning Map Amendment – ZMA2014-0008.

The City of Beaverton proposes implementation of the City of Beaverton R1 zoning district on parcels annexed into the City of Beaverton. The subject parcels currently carry the Washington County AF-20 Land Use District. The City is concurrently proposing adoption of the South Cooper Mountain Community Plan, which proposes implementation of the City of Beaverton High Density Residential Development land use designation for the subject site (CPA2014-0012 South Cooper Mountain Comprehensive Plan Map Amendment).

APPROVAL OF MINUTES FOR OCTOBER 22, 2014

MISCELLANEOUS BUSINESS

PLANNING COMMISSION LOOKAHEAD

DATE	PROJECT NAME AND NUMBERS (S)
DECEMBER 10, 2014	
DECEMBER 17, 2014	
DECEMBER 24, 2014	NO MEETING
DECEMBER 31, 2014	NO MEETING

Content updated 11/25/2014

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2493 OR 503-526-2222/VOICE/TDD.